

**County of San Diego  
Valle De Oro Community Planning Group  
P.O. Box 936  
La Mesa, CA 91944-0936**

**REGULAR MEETING MINUTES: July 17, 2012**

**LOCATION:** Otay Water District Headquarters  
Training Room, Lower Terrace  
2554 Sweetwater Springs Blvd.  
Spring Valley, California 91978-2004

**1. CALL TO ORDER:** 7:02 PM Jack L. Phillips, Presiding Chair

Members present: Brownlee, Feathers, Fitchett, Mitrovich, Myers, Nichols, Phillips, Reith, Schuppert, Tierney

Absent: Forthun, Henderson, Hyatt, Manning, Wollitz

**2. FINALIZE AGENDA:** As shown

**3. OPEN FORUM:** None

**4. APPROVAL OF MINUTES:** June 5, 2012 **VOTE: 8-0-2**

Abstained: Mitrovich, Reith

**5. LAND USE**

a. ABC12-003: Request for beer and wine license for a new grocery outlet store to be located at 9805 Campo Road (southwest corner of commercial center that includes “Big Five”.)

Patrick Davis described the proposed Grocery Outlet. The company has been in business since the 1960’s. There are 160 stores on the West Coast. They are opening other stores in the San Diego area including East Village, Point Loma, Chula Vista, National City, etc. Beer and wine is an add on to what they offer. 6% of store is designated to beer and wine which make up 3- 4% maximum percentage of sales. Customers need to go through the store to the back to get the beer & wine. They don’t sell single beers, only 6 packs. The company is involved with local food banks, charities, etc. They charge 40 – 60% less than other stores similar to theirs. The Kentucky Fried Chicken building in the shopping center was demolished and replaced with parking. This was done to compensate for the elimination of 6 parking spaces in the back of the Grocery Outlet to allow for truck deliveries on the loading dock per their agreement with the County.

BROWNLEE reported it was a complete grocery store and was approximately 16,000 SF. Albertson and Fresh'n'Easy are within a block of this store and they both have liquor licenses. BROWNLEE moves to approve (Schuppert seconded). **VOTE: 10-0-0 to approve.**

b. W12-003: Waiver of site-plan requirements for landscape improvements associated with new use of existing structures and facilities at 9201 Campo Road.

PHILLIPS introduced project. The site is currently vacant. The new owners are committed to more parkway landscaping along frontage of the property including Indian Hawthorne. They will preserve 2 queen palms at the west end of the site and to put in birch trees as well. There will be no changes of the building. Erik Wiese, a commercial real estate agent, was present to speak for the project. The tenants propose to work during normal working hours.

PHILLIPS moves to approve the waiver. (Fitchett seconds). **VOTE: 10-0-0 to approve.**

## **6. UNFINISHED BUSINESS**

a. Parks/Recreation Priority List: Parks Dept. request to consider if the priority list for Valle de Oro Planning Area should be changed. The current list includes the following project priorities: (1) Estrella Park improvement; (2) Damon Lane Nature Park – removal of non-native vegetation; (3) Fury Lane Children's Park – restroom facilities.

PHILLIPS moves to retain the priorities from past years. REITH thinks we should move the Fury Lane Children's Park restroom facilities ahead of the Damon Lane Nature Park removal of non-native vegetation. PHILLIPS modifies motion; Brownlee seconds. **Vote: 10-0-0 to approve.**

## **7. NEW BUSINESS - None**

## **8. CHAIRMAN'S REPORT**

Company wants to put cell sites in Mt. Helix area. Jacob & Slater-Price supported our opposition but the item got continued until August 8<sup>th</sup> due to a lack of coverage maps by applicants.

Casa De Oro Business Association (CDOBA) is requesting a mid-block crosswalk approximately opposite the Chevron Station. It would cross 4 lanes of traffic plus a continuous left-turn lane. County DPW told CDOBA that they meet the basic requirements.

## **9. ADJOURNMENT at 7:47 PM**

Submitted by: Jösan Feathers